

The Better Homes Company, LLC, ET AL,

Grantors

TO

Troy L. Hart, ET UX,

Grantees

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **The Better Homes Company, LLC**, a Tennessee Limited Liability Corporation and **Michael Joe Bradshaw, II and wife, Erika Bradshaw**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Troy L. Hart and wife, Ana E. Hart**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 21 of Oak Grove Subdivision located in Section 9, Township 2 South, Range 6 West, as more particularly described on that certain plat of record at Plat Book 88, Page 25 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 88, Page 25 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2005 and all subsequent years.

By way of explanation, Erika Bradshaw joins herein for the purpose of conveying any right, title or interest she may have in the property by way of her marriage to Michael Joe Bradshaw, II.

Taxes for the year 2005 are being pro-rated on an estimated basis as part of this closing. Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 16th day of May, 2005.

The Better Homes Company, LLC

By:

Terry Fortwengler, Member

Michael Joe Bradshaw, II

Erika Bradshaw

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

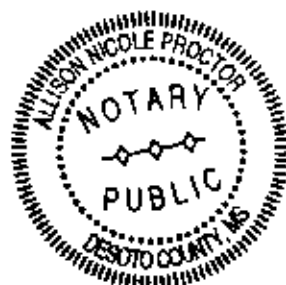
Personally appeared before me, the undersigned authority in and for the said county and state, on this 16 day of May, 2005, within my jurisdiction, the within named **TERRY FORTWENGLER**, who acknowledged that he is a Member of **THE BETTER HOMES COMPANY, LLC**, a Tennessee Limited Liability Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the 16 day of May, 2005.

Allison Nicole Proctor
NOTARY PUBLIC

My Commission Expires:

12-9-07



**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

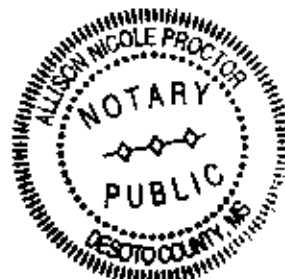
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Michael Joe Bradshaw, II**, who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 16 day of May, 2005.

Allison Nicole Proctor
NOTARY PUBLIC

My Commission Expires:

12-9-07



**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Erika Bradshaw**, who acknowledged to me that she executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 16 day of May, 2005.

Allison Nicole Proctor
NOTARY PUBLIC

My Commission Expires:

12-9-07



Grantors:

The Better Homes Company, LLC and
Michael Joe Bradshaw, II and wife,
Erika Bradshaw

Address:

340 New Byhalia Road

Collierville, TN 38017

Home Telephone: N/A

Work Telephone: 901-853-2469

Grantees:

Troy L. Hart and wife,
Ana E. Hart

Address:

8855 Oak Grove Boulevard

Olive Branch, MS 38654

Home Telephone: 662-890-0218

Work Telephone: N/A